

**TENTATIVE RULINGS for CIVIL LAW and MOTION**  
**September 17, 2009**

Pursuant to Yolo County Local Rules, the following tentative rulings will become the order of the court unless, by 4:00 p.m. on the court day before the hearing, a party requests a hearing and notifies other counsel of the hearing. To request a hearing, you must contact the clerk of the department where the hearing is to be held. Copies of the tentative rulings will be posted at the entrance to the courtroom and on the Yolo Courts Website, at [www.yolo.courts.ca.gov](http://www.yolo.courts.ca.gov). If you are scheduled to appear and there is no tentative ruling in your case, you should appear as scheduled.

Telephone number for the clerk in Department Fifteen: (530) 406-6942

**TENTATIVE RULING**

**Case:** **Allegre Apartments v. Gomez**  
**Case No. CV UD 09-2092**

**Hearing Date:** **September 17, 2009** **Department Fifteen** **9:00 a.m.**

Plaintiff's motion for summary judgment is **GRANTED**. Plaintiff has established each element of its unlawful detainer cause of action. Defendant's declaration fails to raise a triable issue of fact concerning retaliatory or discriminatory motive.

Plaintiff is entitled to possession of the subject premises, \$10,140 in unpaid rent and holdover damages, and forfeiture of the rental agreement. Plaintiff may file a memorandum of costs after judgment is entered. (Cal. Rules of Court, rule 3.1700.)

Plaintiff shall serve the defendant with notice of this ruling by no later than September 18, 2009.

Plaintiff is directed to prepare a formal order consistent with this ruling and in accordance with Code of Civil Procedure section 437c, subdivision (g) and California Rules of Court, rule 3.1312.

**TENTATIVE RULING**

**Case:** **Martinez v. Joshi**  
**Case No. CV CV 95-394**

**Hearing Date:** **September 17, 2009** **Department Fifteen** **9:00 a.m.**

Defendants' unopposed motion to dismiss the complaint for failure to prosecute and to expunge lis pendens is **GRANTED**. (Code Civ. Proc., §§ 405.32 and 583.310 *et seq.*)

**TENTATIVE RULING**

**Case:**                      **Page v. Regents of the University of California, et al.**  
                                 **Case No. CV PM 08-228**

**Hearing Date:**      **September 17, 2009**                      **Department Fifteen**                      **9:00 a.m.**

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The motion for admission of Jeffrey Healy *pro hac vice* is **GRANTED**. (Cal. Rules of Court, Rule 9.40.) Defendant shall serve plaintiffs with a copy of the Court's order.

If no hearing is requested, this tentative ruling is effective immediately. No formal order pursuant to California Rules of Court, rule 3.1312 or further notice, except as described herein, is required.